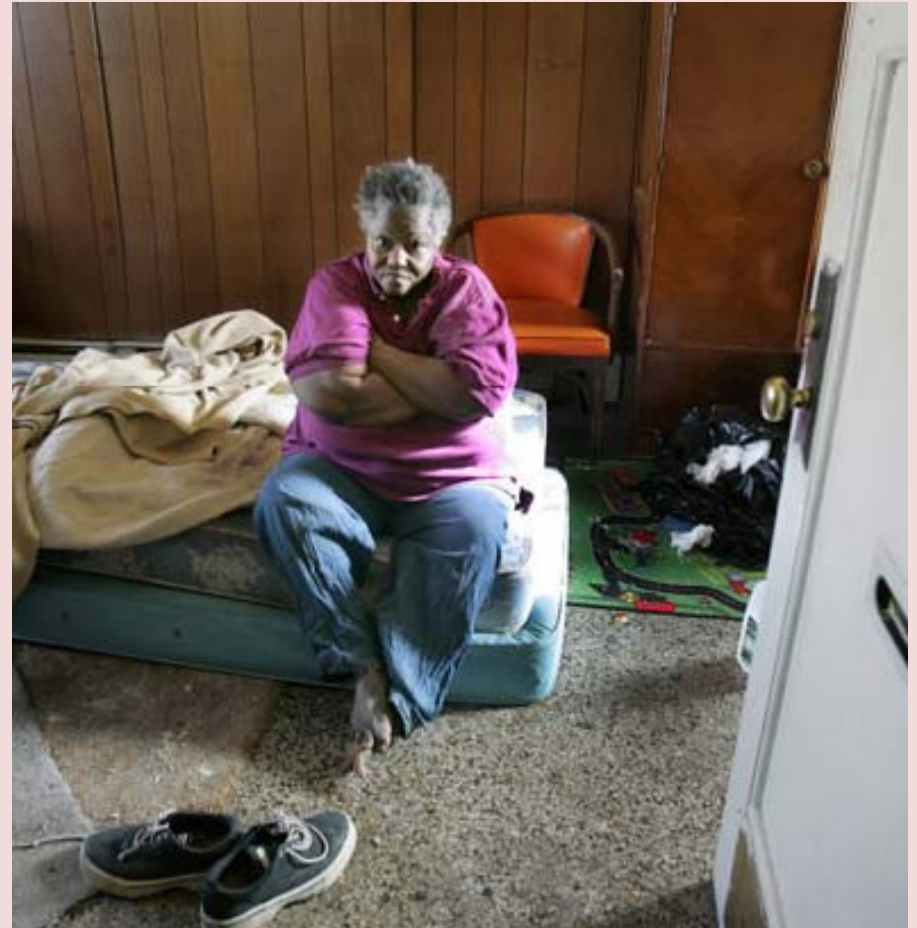


Supportive housing

Reducing zoning barriers

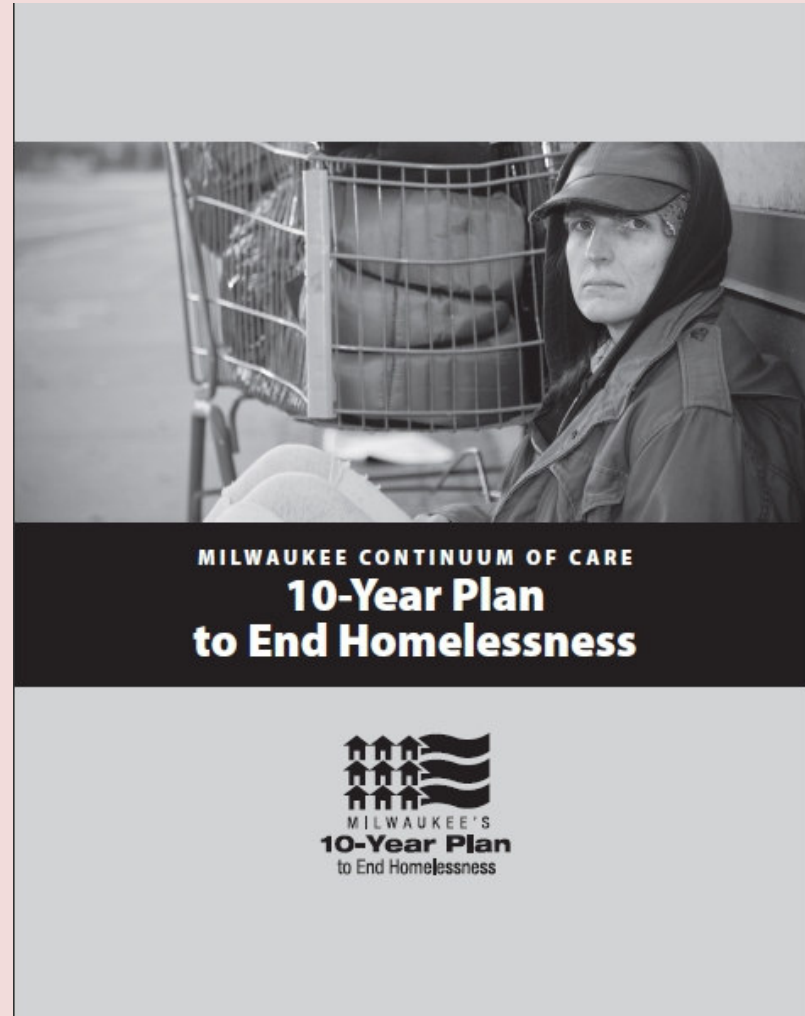
Background

- 2006: Journal-Sentinel investigation spotlights problems
- Investigation cited illegal group homes, squalid conditions, neglect, exploitation



Background

- 2007: Special Needs Housing Action Team recommends Supportive Housing development as a way to address needs
- 2010: Continuum of Care publishes “10-Year Plan to End Homelessness”
- 2010: Council endorses plan, commits City to develop strategies to implement plan



Strategies for City support

- ✓ Make property available for supportive housing development
- ✓ Provide financial support
- ✓ Review land use regulations that impact housing for individuals at risk of homelessness

Land use regulation review

- Multi-family buildings
 - On-site support services for residents
- Individual housing units
 - In-home services support independent living
- Rooming houses
 - Congregate living
 - Room and board
- Transitional living facility
 - Residential treatment/recovery/supervision

Today's file

- Reduce zoning barriers to supportive housing by:
 - Adjusting density and parking requirements for multi-family supportive housing settings
 - Simplifying service delivery at individual housing units
 - Adjusting parking requirements for transitional living facilities.
 - Require fire inspection at all transitional living facilities.

An additional step

- Create certification program for individual supportive housing units
 - Incentivize improved operations
 - Cooperation with Milwaukee County Behavioral Health Division

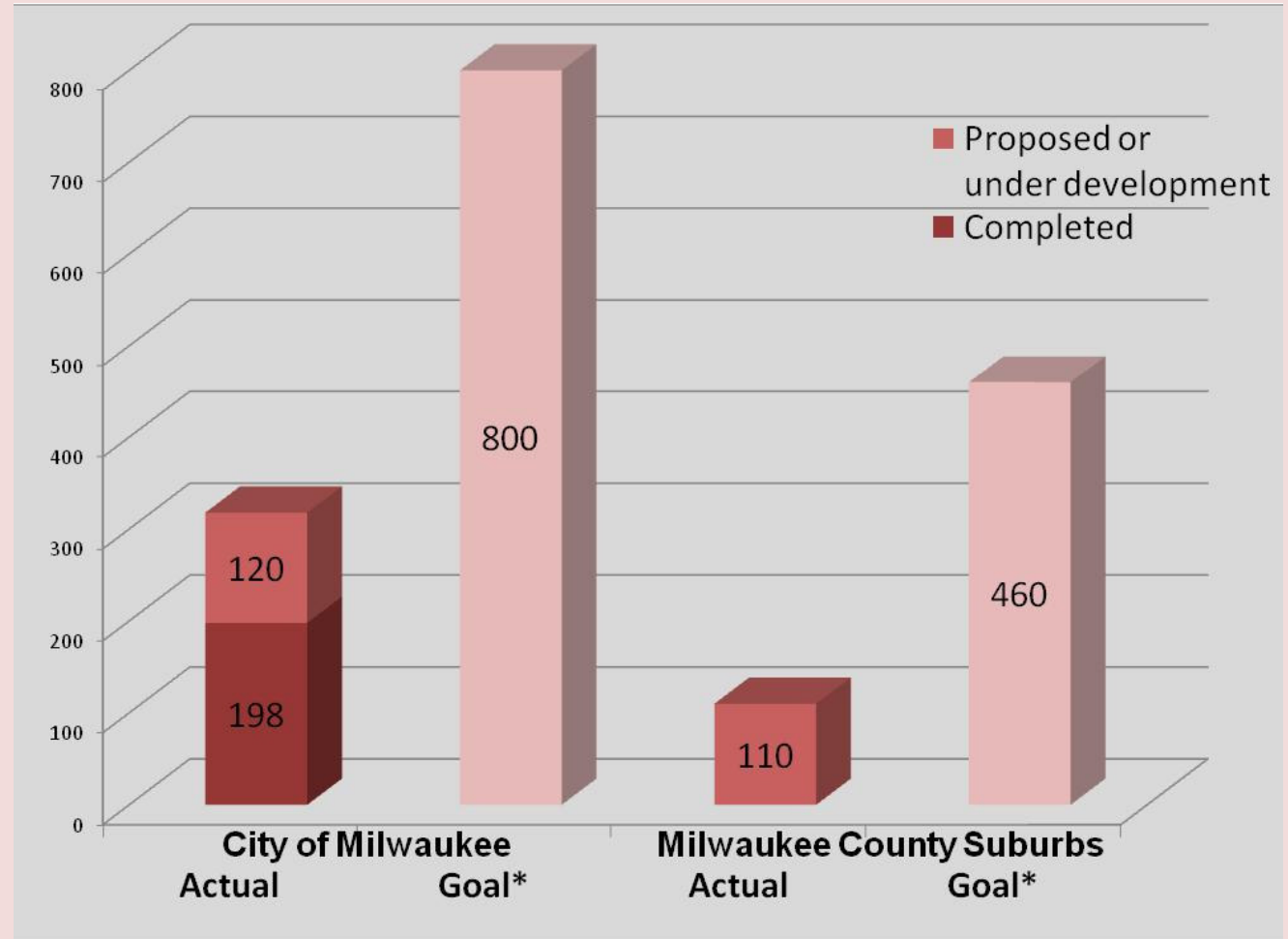
Multi-family permanent supportive housing

- Independent living with case management and peer support on site
- An environment conducive to recovery
- Reduces public costs
- Research: No negative impact on property values



10-Year Plan goals for permanent supportive housing

- City of Milwaukee
 - 800 new units
- Milwaukee County suburbs
 - 460 new units



Zoning barriers

- Density standards
 - In-fill development on small lots
 - Units typically very small (500 – 600 SF)
 - Threshold # of units required to provide on-site support
- Parking standards
 - Very low income residents; minimal car ownership
- BOZA approval or rezoning required when projects can't meet these standards, adding time and expense to project

An extreme example Hawley Ridge Apartments (2001)



United House
United Christian Church
Cardinal Capital
25th/Center, LB2 zoning

Proposed: 24 units,
minimal parking

Required: Maximum 20
units, at least 16 parking
spaces.

Result: [Planned
Development](#) approval
required (24 units and 17
parking spaces)

Opened 2008



United House (Data)
United Christian Church
Cardinal Capital Management

Opened: 2008

Units: 24 units

Parking : 17 spaces

Approval Process:

Planned development

Parcel: 16,500 s.f.

Density: Over 600 s.f.

of lot area per unit

Previous zoning standards: LB2

Density : 800 s.f. (20 units)

Parking: 2 spaces per 3 units

(16 spaces)



**Empowerment Village – Lincoln
Our Space
Cardinal Capital Management
5th and Lincoln/ LB2 zoning**

Proposed: 30 units, 12
parking spaces

Required: Maximum 23
units, at least 20 parking
spaces

Result: [Planned
Development](#)

Opening 2011



**Empowerment Village – Lincoln
(Data)
Our Space
Cardinal Capital Management**

Opening: 2011

Units: 30 units

Parking: 12 underground

Approval process: Planned
development

Parcel: 18,614 s.f.

Density: Over 600 s.f.
of lot area per unit

Previous zoning standards: LB2

Density standard: 800 s.f.
(23 units)

Parking: 2 spaces per 3 units
(20 spaces)



Capuchin Apartments
St. Benedict the Moor Community Meal
Heartland Housing, Inc,
2501 W. Fond du Lac Ave./LB2 zoning

- Proposed: 38 units, 10 parking spaces
- Required: Maximum 20 units, at least 25 parking spaces
- Result: [Planned Development](#)
- Opening: 2011



Capuchin Apartments (Data)
St. Benedict the Moor Community Meal
Heartland Housing, Inc

- Opening: 2011
- Units: 38 units
- Parking: 10 spaces
- Approval process: Planned Development
- Parcel: 16,469 s.f.
- Density: Over 400 s.f. of lot area per unit
- Previous zoning standards : LB2
- Density 800 s.f. (20 units)
- Parking: 2 spaces per 3 units (25 spaces)



Proposed zoning changes Multi-family supportive housing

- Define new land use: Permanent supportive housing
- Use multi-family design standards, EXCEPT:
 - Allow more units per land area
 - Allow fewer parking spaces
- Result: Reduce time, expense and land required to build PSH

Individual supportive housing units

- Independent living within any housing unit
 - Tenants receive support services at home
- County: 450 BHD Shelter+Care units
 - 79% in city, 21% suburbs



Zoning barriers

- City ordinance allows any 3 unrelated people to occupy a housing unit
- Zoning ordinance calls individual unit “transitional living facility” if unit is occupied by 3 disabled people living independently who need occasional services
- TLF always requires BOZA approval
- BOZA requirement discourages support services at units occupied by 3 people
- Residents would be better neighbors if they received support services, but they aren’t getting them

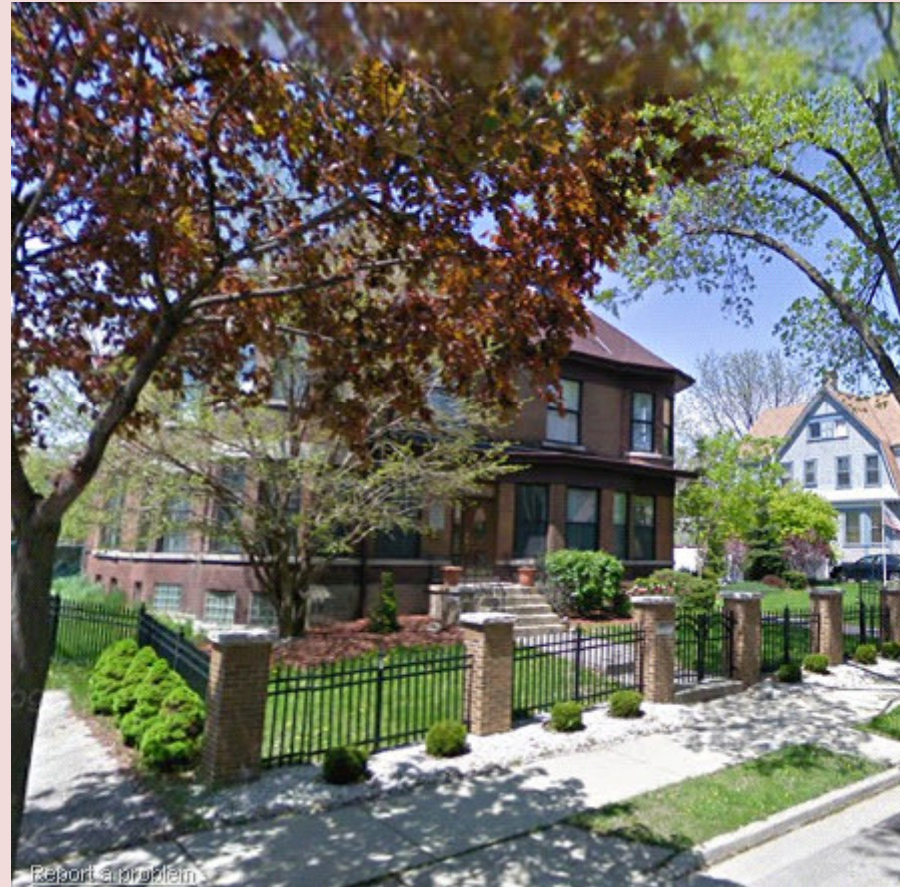
Proposed ordinance changes

Individual supported housing units

- Today's file: Eliminate BOZA regulation of individual supported housing units with 3 or fewer residents
- Future file: Establish voluntary certification and inspection program for individual supported housing units
 - Annual inspection
 - Contact information for neighbors
 - Partnership with Milwaukee County housing division

Transitional housing

- Supervised, residential treatment program
- No state license
- Limited duration tenancy
- Sample program types
 - Substance abuse recovery
 - Transition from homelessness to independent living
 - Readjustment to community following release from prison
- BOZA approval required



Proposed zoning change Transitional housing

- Reduce parking requirements.
- Authorize annual fire inspection in one- and two-family buildings which host transitional housing.
- BOZA approval required.

In conclusion

- Four modest changes:
 - Reduce parking requirements for permanent supportive housing.
 - Increase density allowance for permanent supportive housing.
 - Allow in-home service delivery when three people share a housing unit.
 - Require fire inspections at all transitional living facilities.